067.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	680,400 / 680,400
					USE VALUE:	680,400 / 680,400
					ASSESSED:	680,400 / 680,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZHANG YANG
Owner 2:	CHENG JIA
Owner 3:	
Street 1:	91 RICHFIELD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SMITH JONATHAN DAVID -
Owner 2:	-
Street 1:	91 RICHFIELD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,038 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Aluminum Exterior and 1632 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6038.000	259,600		420,800	680,400
Total Card	0.139	259,600		420,800	680,400
Total Parcel	0.139	259,600		420,800	680,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.91 | /Parcel: 416.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	42723
GIS Ref	
GIS Ref	
Insp Date	04/13/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 067.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,600	0	6,038.	420,800	680,400	680,400	Year End Roll	12/18/2019
2019	101	FV	225,500	0	6,038.	390,700	616,200	616,200	Year End Roll	1/3/2019
2018	101	FV	211,800	0	6,038.	390,700	602,500	602,500	Year End Roll	12/20/2017
2017	101	FV	211,800	0	6,038.	342,600	554,400	554,400	Year End Roll	1/3/2017
2016	101	FV	211,800	0	6,038.	312,600	524,400	524,400	Year End	1/4/2016
2015	101	FV	198,600	0	6,038.	276,500	475,100	475,100	Year End Roll	12/11/2014
2014	101	FV	198,600	0	6,038.	261,500	460,100	460,100	Year End Roll	12/16/2013
2013	101	FV	198,600	0	6,038.	248,900	447,500	447,500		12/13/2012

!5713!

PRINT

Date	Time
12/10/20	20:33:36

LAST REV

Date	Time
06/05/18	11:45:41
apro	
5713	

USER DEFINED

Prior Id # 1:	42723
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH JONATHAN	69645-299		7/21/2017		650,000	No	No		
PARSONS JASON C	65466-407		6/2/2015		531,000	No	No		
FIELDS DONNA M-	46135-275		9/22/2005		428,200	No	No		
FIELDS DONNA M-	46135-272		9/22/2005	Family	100	No	No		
	18612-581		10/1/1987		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2015	1043	Redo Bat	17,000		7/30/2015			Install new bathro
7/30/2015	1035	New Wind	4,600		7/30/2015			Remove and replace
6/16/2015	744	Manual	28,000		6/16/2015			Replace kitchen ca
6/16/2015	744	Manual	28,000		6/16/2015			Replace kitchen ca

ACTIVITY INFORMATION

Date	Result	By	Name
4/6/2018	SQ Returned	MM	Mary M
11/19/2015	Permit Insp	PC	PHIL C
4/13/2009	Measured	372	PATRIOT
12/29/2005	MLS	MM	Mary M
10/6/1999	Mailer Sent		
10/6/1999	Measured	163	PATRIOT
7/28/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6038		Sq. Ft.	Site		0	70.	1.00	12									420,800						420,800	

Total AC/HA:	0.13861	Total SF/SM:	6038	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,800	Spl Credit		Total:	420,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	100500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	318917
Depreciation:	59319
Depreciated Total:	259599

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8		BRs:	3		Baths:	1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

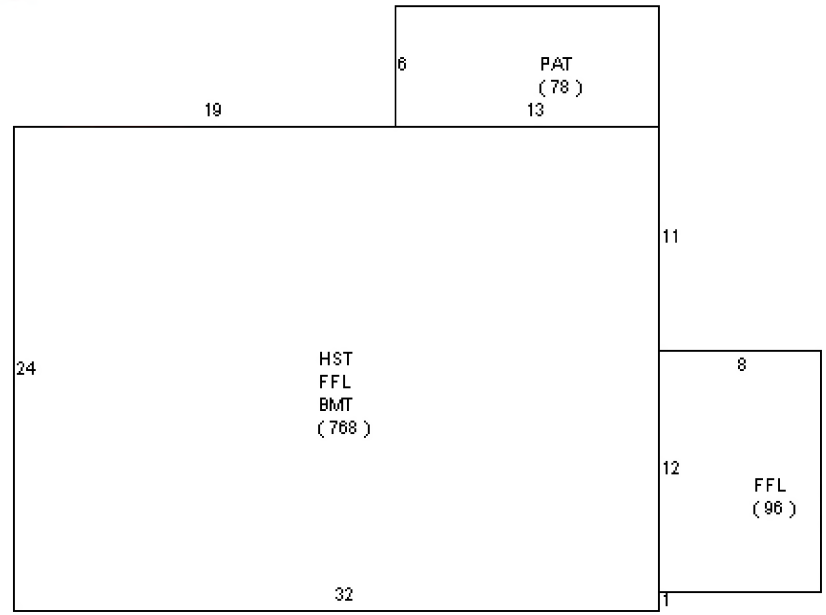
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.32
Special Features:	0	Val/Su Net:	123.97
Final Total:	259600	Val/Su SzAd	208.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	864	140.320	121,235
BMT	Basement	768	55.780	42,836
HST	Half Story	384	140.320	53,882
PAT	Patio	78	5.940	463
	Net Sketched Area:	2,094	Total:	218,416
Size Ad	1248	Gross Are	2478	FinArea 1632

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: